REALTY MARKET NEWS AND COMMENT AUCTION ON TO-DAY

Dyckman Section to Builder.

The sale of a block in the Dyckman section and of two dweilings on the East Side for development into a trade building were the big deals in yeaterday's resi estate market. A builder is the buyer of the Dyckman property. He plans an improvement of a substantial nature, but the character of the project is left to conjecture. The trade development on the East Side affects the block on Sixty-first street between Second Third avenues, where recently that each property is to be sold to the

ISHAMS SELL BLOCK FRONT.

The block front of eleven lots on the south side of Isham street between Copper street and Seaman avenue was sold yesterday by the estate of William B. Isham, which has owned it for many years. The property is opposite Isham Park, which is land given to the city by the same family. A builder, a client of John N. Golding, is the buyer of the block. It will be improved with a substantial building the character of which the broker refused yesterday to disclose. The property measures 291.3 feet on Isham street, 106.7 feet on Seaman avenue and 100 feet on Cooper street. wenue and 100 feet on Cooper street.

TAKES DWELLINGS FOR TRADE. The two three story and basement dwellings at 219 and 221 East Sixty-first street, between Second and Third avenues, were bought yesterday by Morris Handschin, embroidery dealer on the same block, for business purposes. He will siter the bouses into one structure. will after the houses into one structure for his own use. The two buildings cover a plot 36 feet wide and 100.5 feet deep. The houses were bought from Fanny Born and William L. Mitchell.

RESELLS OLD COURT HOUSE. HIRD AVENUE-The Brown Holding

Grown Holding Corporation has bought from Peter P. Cappel the northwest corner of Elswenth street and Third avenue, formerly site of the Children's Court. The property was sold subject to a lease made by the city. A garage is being erected upon the site now. This is one of the parcels sold to the Riggs estate and by it to Peter P. Cappel. Arthur A. Goldstein was the broker. RTHUR AVENUE—Angelo L. Fru. ARTHUR AVENUE—Angelo L. Fru-meato has sold for Mrs. H. Miel 2054 Arthur avenue, a one family house, to Salvatore Valentino.

THIRD AVENUE-Richard Dickson has sold the premises at 3391 and 3393 Third avenue, on plot 49x80, to two individual clients for investment. Erected thereon are two three story

WOMAN BUYS IN YONKERS. Clark T Chambers has sold for L. E. Sayre, Jr., his houses on plot 90x105 on Mohegan Heights, Yonkers, to Mrs. Julia L. Hanion of Edgemere, L. I., who

plans to make extensive improvements \$65,000 ESTATE BUYER. Pish & Marvin have sold the residence

of Dominick Smith on Corona avenue, Pelham Heights. It comprises about two acres, with large stone residence of twenty rooms, stone garage and out-buildings. The purchaser is Hugh G. Curran of this city. The place was held at \$55 costs.

BUYS NEPPERHAN CORNER. The Robert E. Farley Organization

has sold a large corner plot on Locust avenue and Mile Square road in the Nepperhan Heights section of Yonkers to H. L. Purdy of New York city. BUSINESS SPACE LEASED.

The Charles F. Noyes Company has leased offices at 52 and 54 Maiden lane to Alexander H. Harris, and in Masonic Building, Twenty-third street and Sixth Sol Stern has leased the two stores at 645 Sixth avenue to Gisnet Bros., deal-

Broadway through to 154 to 158 Mercer

street to J. Wasserman.

John A. Lynch has leased for the estate of Wilson M. Main the two four story and basement buildings at 453 and 55 West Seventeenth street to the H. C. & A. I. Piercy Contracting Company at an aggregate rental of \$12,000. The property will be altered into stables.

The Cross & Brown Company has leased the building at 514 West Nine-teenth street to the Heavy Haulage Company; 109 to 123 West Sixty-fourth street, approximately 5,000 square feet on the eighth floor, to the Bryant Auto-Painting Company; 28 and 100 Fifth ave space to J. M. Steinfeld, and 102 and 104 Fifth avenue space to S. Ornstein and W. V. Loveland. A. A. Hageman has leased the three oper floors at 68 West Thirty-seventh

street to Nicholas Petrone. William A. White & Sons have leased of Church street, to B. F. Drakenfeld & Co., Inc., and offices at 68 Will-lam street to Douglas Warren.

RENTS 30TH ST. DWELLING. Henry Hof has leased for Dr. James Slavin the four story dwelling at 232

East Thirtieth street, for five years to Catherine Healy. Douglas L. Elliman & Co. have leased for Mrs. J. Dodge Peters her residence at 126 East Sixty-fourth street, between and Lexington avenues, to Adrian

BROKER IN BRONX DEAL. J. Clarence Davies was the broker in he sale of 141 St. Ann's avenue, re-

borded yesterday. BANKER RENTS BIG FLAT.

Douglas L. Elliman & Co. have leased we apartment at 3 East Eighty-street to J. T. Talbert, vice-presiof the National City Bank; also an apartment in the new building at 112 East Seventy-fourth street to George L. Kingsland: at 125 East Seventy-second strest to [ni] H Erlanger; at 105 Weat Fifty-fifth street to John J. Kerr Caskle; at 157 East Eighty-first street to Dr. H R Geyelin, and at 777 Madison ave-

nue, northeast corner of Sixty street to Major F. L. V. Hoppin. RENTS PARK BILL HOME. George Howe has rented for a term rs the house of Mrs. Lilla G. Law

ated on Park Hill avenue, Park Hill, NEW MANHATTAN BUILDINGS. DIVISION ST. n w cor Foreyth at, for a

to story store and lors, lessee; M. owner Henry E Jacobs, lessee; Marrison, World Building, architect: \$13,000

MANHATTAN ALTERATIONS.

NEW BRONX BUILDINGS. .

RIVERVIEW MANOR

Ishams Sell Block Front in 394 Plots and 4 Houses in Attractive Suburbs to Be Offered-Sale on Property.

block on Sixty-first street between Secand Third avenues, where recently
houses were bought by buyers for home
purposes. There was no volume to the
trading and the quality of the business
transacted may be estimated by the
deals mentioned below.

Two important points in the sale are
that each property is to be sold to the
highest bidder and that a large part of
the purchase price may remain on bond
and mortgage at as low a rate of interteat as 31½ per cent. Larger amounts
can remain at rates ranging up to 5
per cent, and title polices are given free.

"The approaching sale has attracted."

any number of persons are away in the mountains or at the seashore; that many of the most promising youth of the land at present are either 'somewhere in France' or on their way to the 'ferbillage line'. "fighting line."
"Locally, the cost of living and of

"Locally, the cost of living and ob-building materials is sky high am great numbers of the country's population are thinking more of 'making two ends meet' or of sending their savings abroad

meet' or of sending their savings abroad than of buying real estate.
"Nevertheless the great remaining population of the city's metropolitan district must be housed. This circum-stance, the prevailing lack of housing stance, the prevailing lack of housing facilities, the rent raising campaign of New York city's apartment agents and landlords and the fact that River View Manor is to be sold out for whatever the four houses and 394 building plots will bring are the factors that constitute the 'buyers' gain and the seller's loss.'

"If the Hastings Homes Company," continued Day and Davies, "for one reason or another is ready and willing to let its property go for whatever it will bring that is the business of the company, it is the business of the public

NEW REALTY CORPORATIONS.

The M. H. E. Building Company, Man-haltan; capital, \$10,000; directors, James D. Breen, Alexander A. Block and Charles Edwards. The Arnhelm Estate Corporation, Man-hattan; capital, \$1,500; directors, Eugene L. Orvis, E. A. Rudnick and William Abranasa. bramson.
The Flora Van Realty Company, Queene:
apital, \$5,000; directors, George O Van
orden, Florence L Van Orden and Max S

Kahn.

The Douglaston Community Holding Company, Queens: capital, \$5,000; directors, Churges M. Burtis. Ernest W. Marlow and William H. Van Steenbergh.

The Gwynne Realty Corporation, Rye; capital, \$400; directors. Arthur C. Gwynne, Mabel Gwynne and Alice Gwynne.

YESTERDAY'S AUCTION RESULTS

(AT 14 YESEY STREETL.,
By Herbert A. Eherman,
BROOME ST. 26-28, n. 59 e Goerick et.
2017; six sty & strs; Empire City Saving. Bank agt Jacob Seider et al, due
141,268-01; taxes, &c. 1,180. To the
plaintiff by Joseph P. Day. \$41.768.91; taxes, &c. \$1.809. To the plaintiff By Joseph P. Day. \$40,000 12TH ST. 505 E. h a 78 e 2d av. 21m5h.9; three sty house: M G Crissman agt C J Smith et al; due \$9.519.42; taxes, &c. \$415. To the plaintiff. \$2.500 By Henry Brady.

22D ST. 331-35 W, a. 325 W 5th av. 55.6x 145, four and five sty houses and two sty rear bidg: Sheriffs sale of all right, title and interest which Isabella Chappel had on March 7, 1917 or since. WHidrawn.

[3208 THIRD AVENUE.]

3D AV. 442-444, h e cor Lorllard pt. \$12128 x irreg. J. M. Brady et al agt Belmont Square Market, Inc. et al; due \$15.125.85; taxes, &c. \$374.40; to the

18,159.13; taxes, &c, \$374.40;

LIS PENDENS.

Manhattan.

126TH ST. 205 E-Lincoln Trust Co agt Moses I Siegel et al foreclosure of mort-gage); attys, Middlebrook & Borland.

BRCADWAY a w cor leham st. 100.8x

103.4-William Cummings agt Seaman Construction Corpn et al foreclosure of mortgages; attys. Dulon & Boe.

71ST ST. 18 to 838 W.—Junes S Herrman agt Hartwood Holding Co. Inc (action to remove encroachmant. &c); attys. Greene, Hurd & Stowell.

HESTER ST. 147.—Juliet T Ford agt Carmine Lucongo et al (foreclosure of mort-nine Lucongo et al (foreclosure of mort-

HESTER ST, 147—Juliet T Ford agt Car-mibe Luongo et al (foreclosure of mort-gage); atiys, Dexier, Cisborn & Fleming, 15TH ST, 18 W—Benjamin N Cardoze agt Hencken & Willenbrock Co et al (fore-closure of morigage); atiys, Engelhard, Pollak, Pitcher & Stern, 199TH ST, n.s. 80 w Park av, 20x100.11— Wm H Faulhaber et al agt Elina Res-nek et al (foreclosure of mort); atiys, Wendell, Elliott & Robeson, Bronz.

nek et al (foreclosure of mort), attys,
Wendell, Elliott & Robeson.

Bronx.

B

VALENTINE AV, n w corner 181st st.
62.9x109—Jeseph Resnik agt Ensign
Impy Co, owner and contractor 22x7 is
DAWSON ST. 820—Samuel Ribbier agt
Mary Kirsch, owner and contractor.
Amount not stated
ANDERSON AV, 853-857—Sam Minskoff
agt Anderson Bidg Corpn. owner and
contractor.
\$2,280 contractor ALENTINE AV, n w corner 181st 62.9x160—Jessph Resnik agt Ens

REAL ESTATE AT AUCTION.

Somewhere

YOU MUST LIVE

If for a few dollars

You can pick up at auction

A residential plot for 10%, 20% or 30% of its actual value,

In the most beautiful suburb of New York, WHY NOT?

(You can arrange with several banks and associations to lend you the money to build a home if you want to)

Or, if you don't want to build, with the trend of population toward the suburbs,

It should make a splendid speculation.

TO-DAY IS THE DAY!

In these war times we know the property will be thrown away. Even if you don't want to buy anything it is worth the trip to see Such a wonderful location and beautiful homes.

COME UP TO-DAY AND LOOK IT OVER

It is a pleasant way to spend the day

And you may make money besides.

We are going to sell at AUCTION to-day

RIVER VIEW MANOR

at Hastings-on Hudson-Dobbs Ferry

the superb residential suburb of N. Y.

with every city improvement under reasonable restrictions and no assessments.

394 PLOTS AND FOUR RESIDENCES

for whatever they will bring-

TO-DAY, SATURDAY, JULY 21st At 10:30 A. M. ON THE PREMISES

Several Banks and Associations will lend you the money to build a home.

Savings Bank Books or Liberty Bonds taken as deposit on the purchase of lots.

J. Clarence Davies, 149th St. & Third Ave.

Joseph P. Day, 31 Nassau St. Agents and Auctioneers

For information, apply to

75% can remain on mortgage Convenient trains to Hastings from Grand Centra! Station

A. M.- 7:48 9:50 10:45 11:55 8:57 P. M .- 12:20 12:45 1:25 2:10 3:13 5:06 5:19 6:06 6:15 6:39 7:22 8:45 or Subway to 242d St. and Broadway and trolley car to Yonkers and Hastings.

TRANSACTIONS RECORDED.

TRANSFERS. (With name and address of lender and terney. If lender's name is emitted ad-ess party of the first part.)

(West of Fifth avenue, between Fourteenth and 110th streets.)

25TH ST. n. s. 450 w 6th av. 66.4x—x68.2x 98.9—Fredk Beits, Jr. to Rolland Realty Co. 1786 Bway, mts \$252.560, c as Nov 24, 1914; attys. Geller, R & H, 22 Exchange place.

1500 27TH ST. s. 188 s 7th av. 44.4258.9—David Steiner to R L 8 Realty Corpn. 105 Hudson st. mtg \$48.750, July 12; atty. Lawyers T & T Co. 140 Bway.

189TH ST. 558 W, s. 655 w 10th av. 25x 98.9 (forecles July 16; 1917)—Michael J. Egan, ref. to Slivie M. Warren and ann. 114 E 38th st. as comm. Eugenle Martinache. July 19; atty. Eugens C Kremer, 100 Bway.

100.5—Geo Welsensee to Chas W. Michaels, 228 Elm st. Perth Amboy. N J. mtg \$8.000, June 20; attys. Wendel. E & R. 277 Bway.

100.5—Geo Welsensee to Chas W. Michaels, 228 Elm st. Perth Amboy. N J. mtg \$8.000, June 20; attys. Wendel. E & R. 277 Bway.

100.5—Cytgrina Coyne to Stephen H Jackson. 151 W 131st st. mtg \$3.000, band a April 25; 1917; attys. L. T T Co. 140 Hway. h and s. April 25, 1917; acty, I. T & T Co.
148 Hway

\$1
STH ST, 164 W. s. s. 252 e Amsterdam
av. 18x1935-Albert G and Alma H
Rich to Ida 4. Rich, on the premises,
mus \$14,000. all lissas. Oct 20, 1916;
atty, Thos D Adams, 165 Bway. ... \$1
SAME PROPERTY—James A Rich to
aame. mus \$14,000, a t, b and s, sil
liens. Oct 21, 1916; atty same. ... \$1
Fotown.

Cadwainder, W & T. 40 Wail st. 510,000

(South of Fourteenth street.)

(South of Fourteenth street.)

(DD ST. 7. w. s. 25.11x71.0x11.3x71.3. a.

—Mand U Hoffman to \$2 Mailien Lame forpm 49 Wail st. 510,000

(Brough of The Bronx.)

(Borough of The

Maurice Inc Co. July 7s.

10 Inc Co. July 2s.

10 I Solat 801 and 804—Same to Frank Nyari.
867 E 181st st.
LOTS 801 and 804—Same to Frank Nyari.
867 E 181st st.
LOT 19—Same to Leonard Cullo, 1124 prospect av.
LOT 19—Same to Leonard Cullo, 1124 prospect av.
LOTS 1081 to 1084—Same to Margt T Collins, 215 W 135th st.
LOTS 181 to 1084—Same to Margt T Collins, 215 W 135th st.
LOT 91—Same to Leonard Cullo, 1200 LOTS 547 to 550, 1150 to 1153—Same to Louis Cunco, 103 Leroy st.
LOT 912—Same to Chas M Barnes, 531 putnam av. Bklyn.
LOT 912—Same to Chas M Barnes, 531 putnam av. Bklyn.
Arden property, 25x50—Waiter W Taylor to Jeremiah Sullivan, 8437 Wickham av. mtg 8400, June 26; attys. De La Mare & M. 140 Nassau st.
PROSPECT AV. 1700, c. 8, 44x40—John J Kuhn (ref) to Emma A Behrens, 131 Division av. Jersey City, N. J. mtg 810, 000, July 16; atty, T. G. A. T. Co., 170, 1850.

18 way 16; atty, T G & T Co. 178
18 way 17 742, e a 25x100—Simon Sarnoff to Lawrence Davis, 76 Greene at.
Newark, N J. mtg \$6,000, July 16; atty,
C F Friedrich, 38 Nassau st.
Lowenstein to Chas H Thornton, 1818
Findlay av. and ano, mtg \$5,300; atty,
J T Van Daveer, 160 Basy.
LOTS 114 to 116, map Van Nest Fark—
Louis Best to Pla Bosi, 1623 Malville
et mtg \$6,000; atty, C H Baschier, 1226
East Tremont av. \$100 et mig \$6,000; atty. C H Haschier, 1126
East Tremont av. 26.6 n 124th st. 24.6x
ST ANN'S AV. w s. 26.6 n 124th st. 24.6x
100—Sami! F Manges to North Gogaty
Development Co. Inc. 68 William st. mtg
\$13,000 July 10 atty. T G & T Co.
176 Hway
WATSON AV. e s. at n e s 177th st. runs
n 18x e 33.5x s 35.2x n w 39—Jesephine
M Funda to Tiebout Av. Co. Inc. 1005
E 180th at. July T; atty. T G. & T Co.
176 Hway

GOLD ST, 7, w s. Philix15.10x12.9x71.8 July 18-83 Maiden Lane Corpn to Mary U Hoffman, 107 E 35th st. 3 yrs, 5% attys. Cadwalader, W & T, 40 Wal

812. NORFOLK ST. e s. 150 n Rivington st. 100, July 10—Crompond Realty Co Hy Stemme, 45 W 96th st. yrs. 5° pr miss: attys. Chedsey & R.

July 5, 1520, 6%; atty, Ashforth & 501 Fifth av TH ST 527 W, n s. 350 w 10th av, 100.5, June 20—Ches W Michaels to Welsensee, at Bayside, L I, due and as per bond, attys, Wendel, T & R.

Uptown. Manhattan Island, north of 110th street.

OTS 696 to 700, map Lorillard Spencer et al-D & G Realty Corp to Chelsea Realty Co. 135 Bway, June 15, 5 yra, 5%, atty, N Y Title & Mig Co. 135 Bway, 44,500

VIA NEW JERSEY CENTRAL way
THERIOT AV, 1219 w s. 25:100—Peter
Coen to Jos H Cleary, 1219 Thieriot as
prior mtg \$4,900, July 18, instals, with
out interest, atty, C A Furthman, 149
st and 3d av. \$1,00

Mannah Kram and Katis Shyer to man Littwin and ano. Nov 11, atty, Lawyers Title & T Co, 160 B:

DAYSON S. 280—stands Hibbler ast Manhattan Island, north of 110th street.)

May Kirsch, oweer and contractor.

May Kirsch, oweer and contractor.

ANDERSON AV, 80.10 part and contractor.

ANDERSON AV, 80.10 part and contractor.

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The Justly pobular Saturday night to Monday morning Lake George and re-turn, \$5.50. Send for special folder.

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Ideal Sunday Outings on Long Island Sound Good Music — Dining Room — Lunch Counter

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162 W. 72nd Street, TEL. COLUMBUS 7240. PURNISHED APARTMENTS WANTED. FURNISHED apartment wanted from September first, two or three master be-rooms, Upper West Side, Address in fir-instance Box H. J., 152 Sun office. NEW JERSEY REAL ESTATE FOR SALE. DESIRABLE property for sale at Ridge

wood, N. J.: twelve-room house on corner of two principal streets; contains all modern improvements. hardwood floors, gas electricity, bot-water heating; also two finished rooms in attic, laundry in basement; 5 minutes walk from station; excellent train service; fine vegetable garden, lawns, flower beds and grand old shade trees; no reasonable offer retused; terms, part cash and balance on mortgage if desired. Address Gen. P. O. Box 1541, N. Y. City.

BARGAINS THIS MONTH-ONLY 11 I-FAMILY noises with sarage, 5 rooms, bath with showers; steam, gas, electric, parquetry, 45,850; 2770 cash, balance \$15 monthly, with interest. Builders, 1430 77th st. Take West Eud Subway to 77th st.

country home and an up to date, full stocked and equipped farm combined; on hour from Liberty Street. Write for il-lustrated catalogue to H. C. HIGGINS, F. O. Hox 70, N. Y. City

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EXCURSIONS Jersey To-merrow and Every Sunday Lake Hopatcong

\$1.50 for Children 75c.

Lv. W. 25d 84., 8:50; Liberty 8t., 9 A. M.

Jacksen Av., Jersey City, 9:17 A.M.

Broad 8t., Newark, 8:50 A.M. To-morrow, July 22 Mauch Chunk \$2.00 for Children \$1.00 Lv. W. 23d St. 8 lb: 12 Lbnrty St. 8:30 A.M. Jackson Av., Jersey City, 5:47 A.M. Ereed St., Newark, 8:15 A.M.

To Newburgh, great white fliers, "Trojan" or "Rensselaer," leaving Pier 32, North River, foot Canal Street, 9:30 A.M.; West 132d Street, 10 A.M.; returning due New York, 8:30 P. M. Round Trip, \$1.00.

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Special Trips every Saturday to Kingsto
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12:50, West 12:915 St., 1:10 P. M.
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New York's Popular Picnic Resort. 45 MILES UP THE HUDSON.

Free Outdoor Summer Amusements.
WEEKDAYS Two Boat Service.

Saturday Afternoon Trip

Lv. Pier 40, N. R., Houston St., 10:00 A.M.
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Lv. Pier 14, N. R., Fulton St., 10:30 A.M.
Due Bridgeport, 2:00 P. M.
Beturn leave Bridgeport, 4:00 P. M.
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Fare: Adults \$1.00. Children 50c.
Tickets limited. On sale at Piers on day of Excursions only.

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ROCKAWAY BEACH W. 129 St., 9 30 A M Pier I, N. R., 10 15 A M . 5 P M R kwy, 12 15 1 5 P M Tel Rectors;

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